



**8825 N. Tarrant Pkwy.
North Richland Hills, TX**

1.17ac Land Development Opportunity



Colton Wallis
(817) 319-1281
colton@bluealphacap.com

Cooper Wallis
(817) 319-8732
cooper@bluealphacap.com



OVERVIEW

Prime development opportunity in dense populated area adjacent to the busy intersection of North Tarrant Pkwy. and Davis Blvd.

Located near major anchors such as Walmart and Kroger with an abundance of retail strip centers, fast casual dining, and office buildings. This land site is surrounded by many rooftops in a growing market. Great opportunity for a developer or owner user to own and develop their medical office building or retail center.

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PHOTOS





FEATURES

- 1.17 acres or 50,830 SF
- Utilities to site
- Zoned Commercial
- Heavy daytime traffic
- Walmart, Kroger, Target, and many other major retail users nearby
- Chili's, Chick-fil-A, Smoothie King, and many other major QSR's nearby
- Office/medical office surrounding site
- Little to no trees
- Flat topography with a small drainage easement on the east side of property

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AREA DEMOGRAPHICS

TRAFFIC COUNT VPD

N. TARRANT PKWY.	26,745
DAVIS BLVD.	28,689

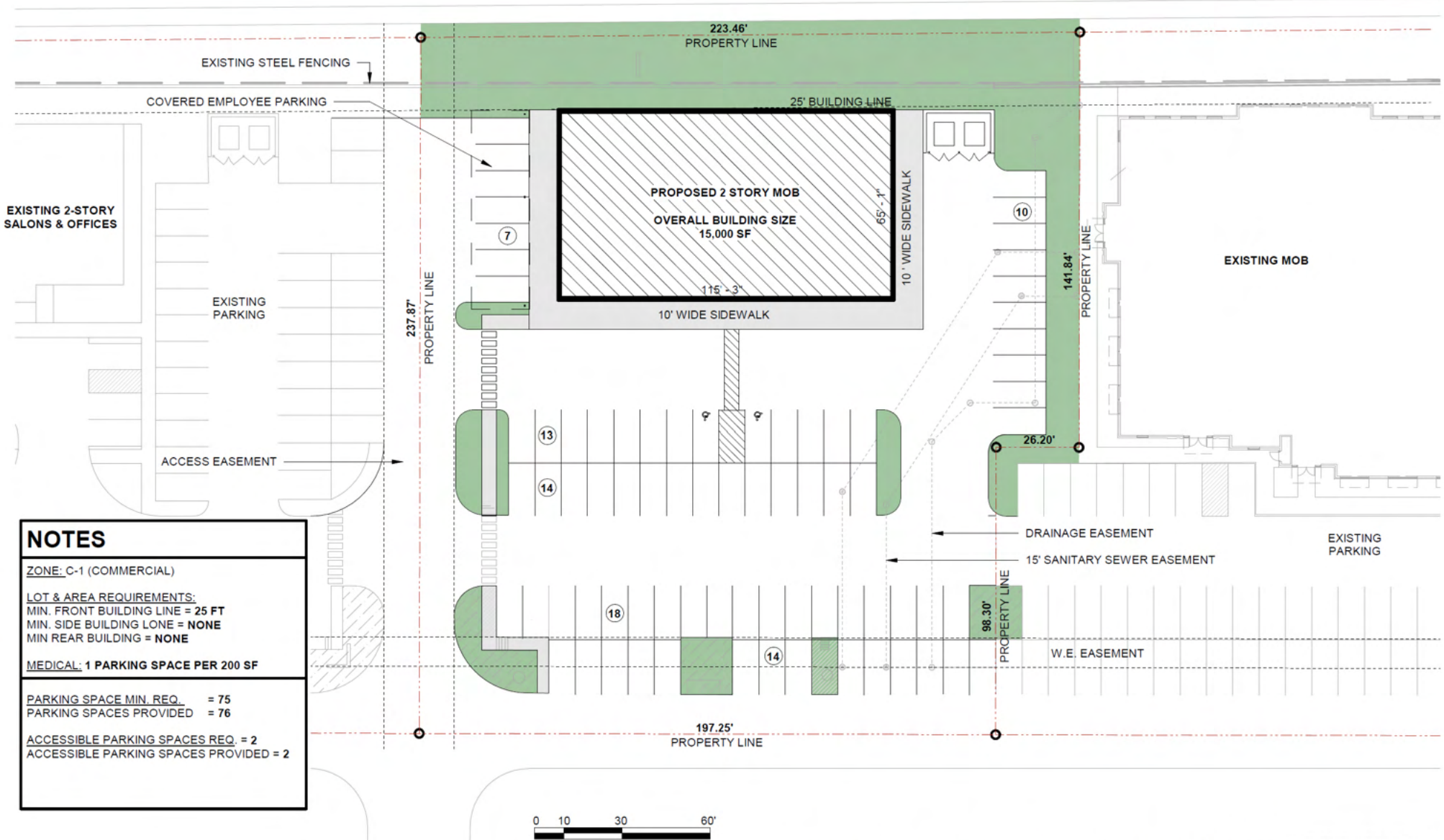
YEAR 2024	5 MILES	10 MILES
POPULATION	231,450	784,378
HOUSEHOLD INCOME	\$154,507	121,502



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MAP / LOCATION

SHADY GROVE



NOTES

ZONE: C-1 (COMMERCIAL)

LOT & AREA REQUIREMENTS:
 MIN. FRONT BUILDING LINE = 25 FT
 MIN. SIDE BUILDING LONE = NONE
 MIN REAR BUILDING = NONE

MEDICAL: 1 PARKING SPACE PER 200 SF

PARKING SPACE MIN. REQ. = 75
 PARKING SPACES PROVIDED = 76

ACCESSIBLE PARKING SPACES REQ. = 2
 ACCESSIBLE PARKING SPACES PROVIDED = 2

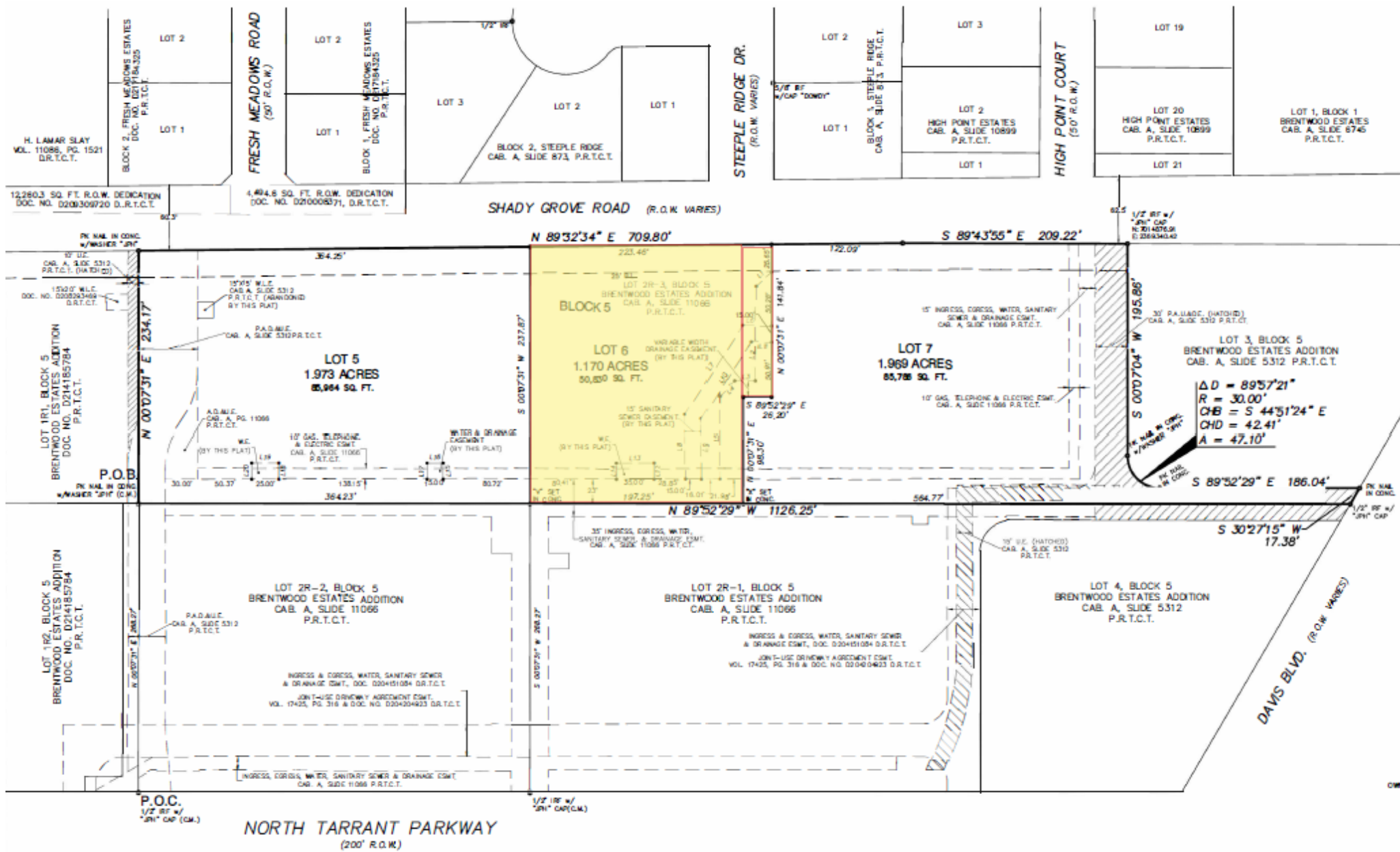
SITE STUDY - OPTION 3 | NRH - MOB | 04-14-2021
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PRELIM SITE PLAN



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PLAT - LOT 6

START A CONVERSATION

[BLUEALPHACAP.COM](https://bluealphacap.com)

Colton Wallis

*Acquisitions and Director
of Broker Services*

817-319-1281
colton@bluealphacap.com

Cooper Wallis

Senior Associate

817-319-8732
cooper@bluealphacap.com

